

Simple Approach



**131 City Road, Dundee
DD2 2PU**

Offers over £154,995

Simple Approach are pleased to welcome this well presented Apartment on City Road to the Dundee residential sales market. Set within a highly sought after location, this lovely property could not be better situated to take advantage of all local amenities found near by along with Dundee City Centre just minutes away. The property offers spacious accommodation, comprising of; a bright and spacious lounge with a stunning stone feature wall, sizeable kitchen, two generous bedrooms and a bathroom. Practical attributes include gas central heating and full double glazing throughout, externally there is a private garden to the rear of the property. Viewing is essential to appreciate the overall space and great move in condition on offer here at City Road, Dundee.

Lounge

17'11" x 16'7" (5.48 x 5.07)

Kitchen

10'1" x 9'9" (3.08 x 2.99)

Bedroom One

15'9" x 14'2" (4.81 x 4.32)

Bedroom Two

11'8" x 11'0" (3.56 x 3.37)

Family Bathroom

9'10" x 5'1" (3.00 x 1.55)

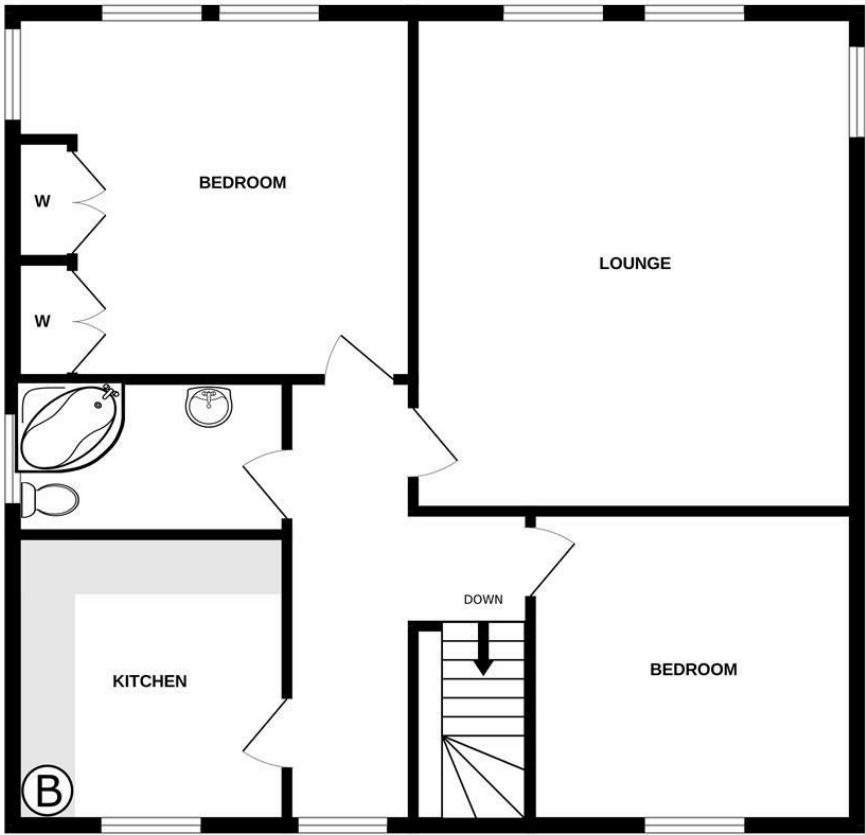




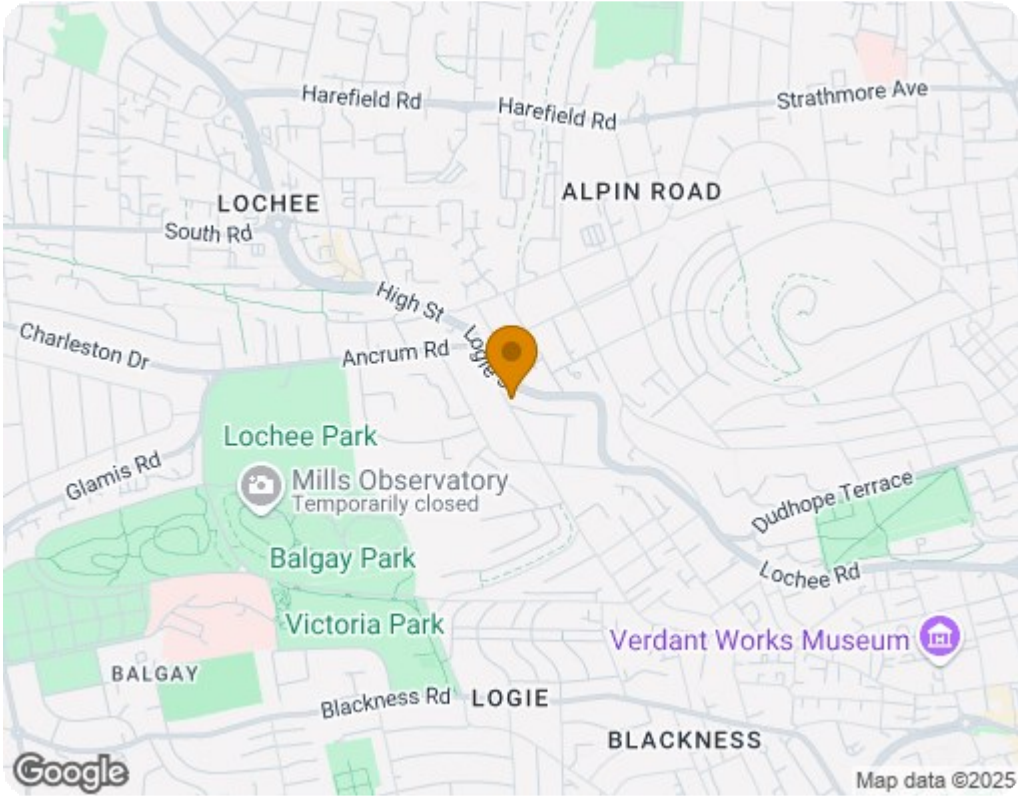
- Upper Floor Apartment
- Bright & Spacious Lounge
- Private Main Door Entrance
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Highly Sought After Residential Location
- Private Rear Garden
- Sizeable Kitchen



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		